

# GATEWAY BLVD CENTRE

34th Avenue & Gateway  
Boulevard, Edmonton, AB

JOIN



TACO BELL

UNPARALLELED EXPOSURE

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# PROPERTY HIGHLIGHTS


# AREA DEMOGRAPHICS

- This exciting new retail centre is ideal for quick service, sit down and drive-thru restaurants, medical uses and other personal services

- Mezzanine space available
- 24' ceiling height
- Excellent frontage onto Gateway Boulevard


- Patio opportunities in all buildings
- Two drive-thru opportunities in Building 5
- Ample parking
- 5 pylon signs

**POPULATION**




1km	3km	5km
3,316	61,303	153,090

**HOUSEHOLDS**



1km	3km	5km
1,170	23,351	57,832

**AVERAGE INCOME**



1km	3km	5km
\$106,667	\$93,819	\$109,226

# PROPERTY DESCRIPTION

**LEGAL DESCRIPTION**  
Plan 01620808, Lots A,B,C

**ZONING**  
Currently being rezoned to DC2 - Site Specific Development Control

**PARKING AREA**  
3.6 stalls per 1000 SF

**BUILDINGS 3-7**  
Total GLA 29,658

**ADDITIONAL RENT**  
\$18.00 per sf (est. 2024)

# AERIAL

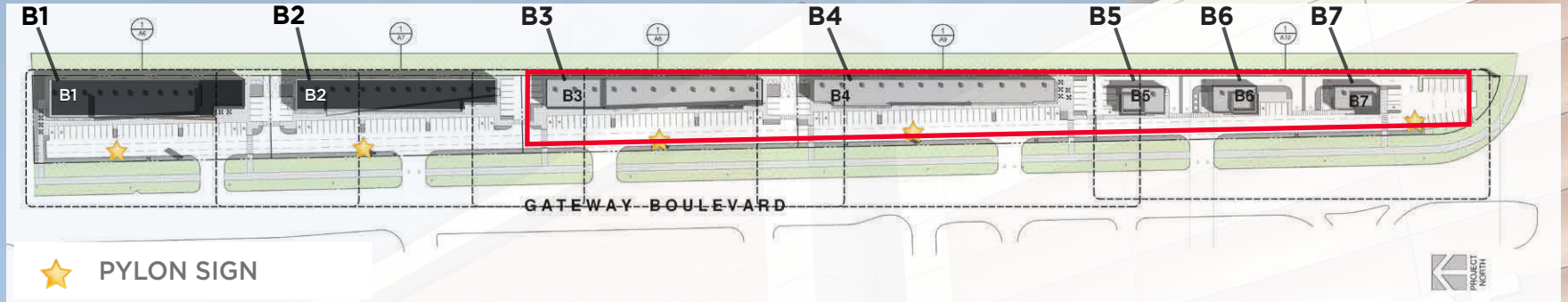


**VEHICLES PER DAY**  
19,600 on 34 Avenue  
in 2019

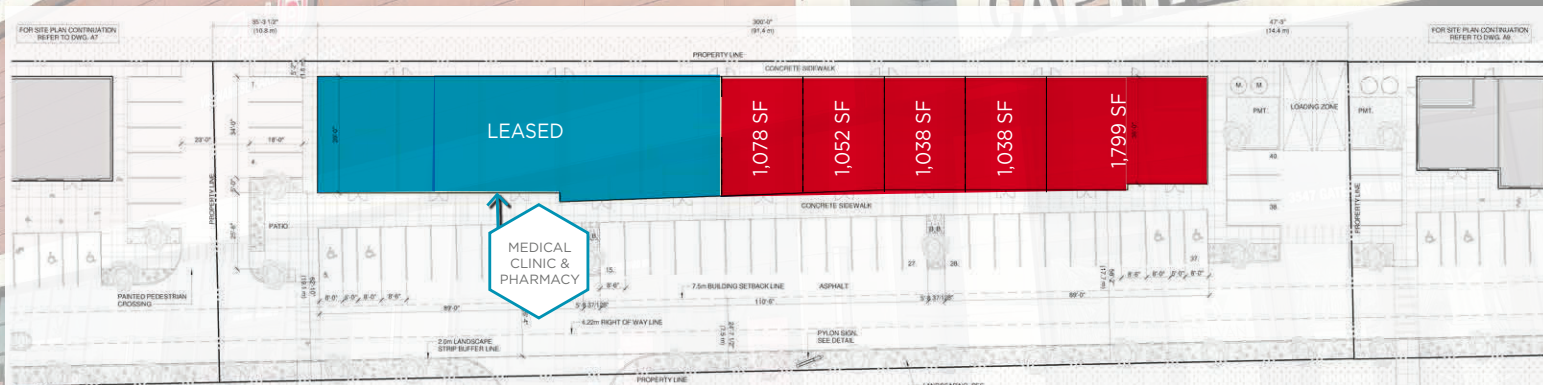


**VEHICLES PER DAY**  
43,700 on Gateway  
Boulevard in 2019

## SITE PLANS



Building 3

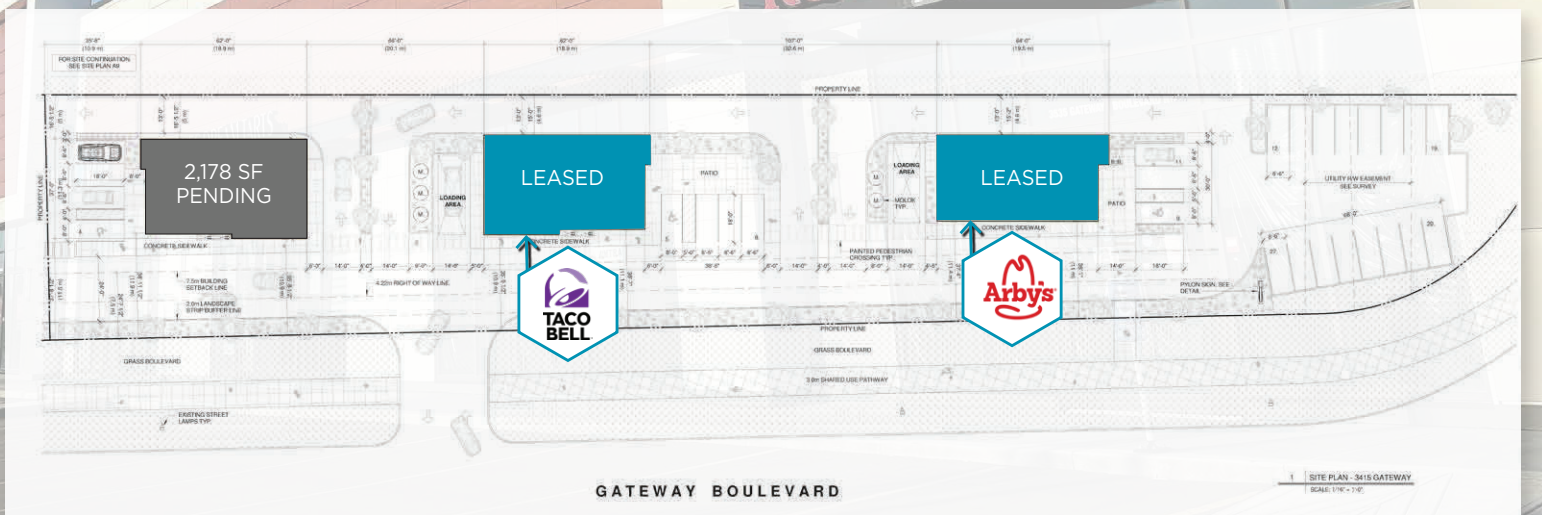


## SITE PLANS

Building 4



Building 5, 6, 7





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